

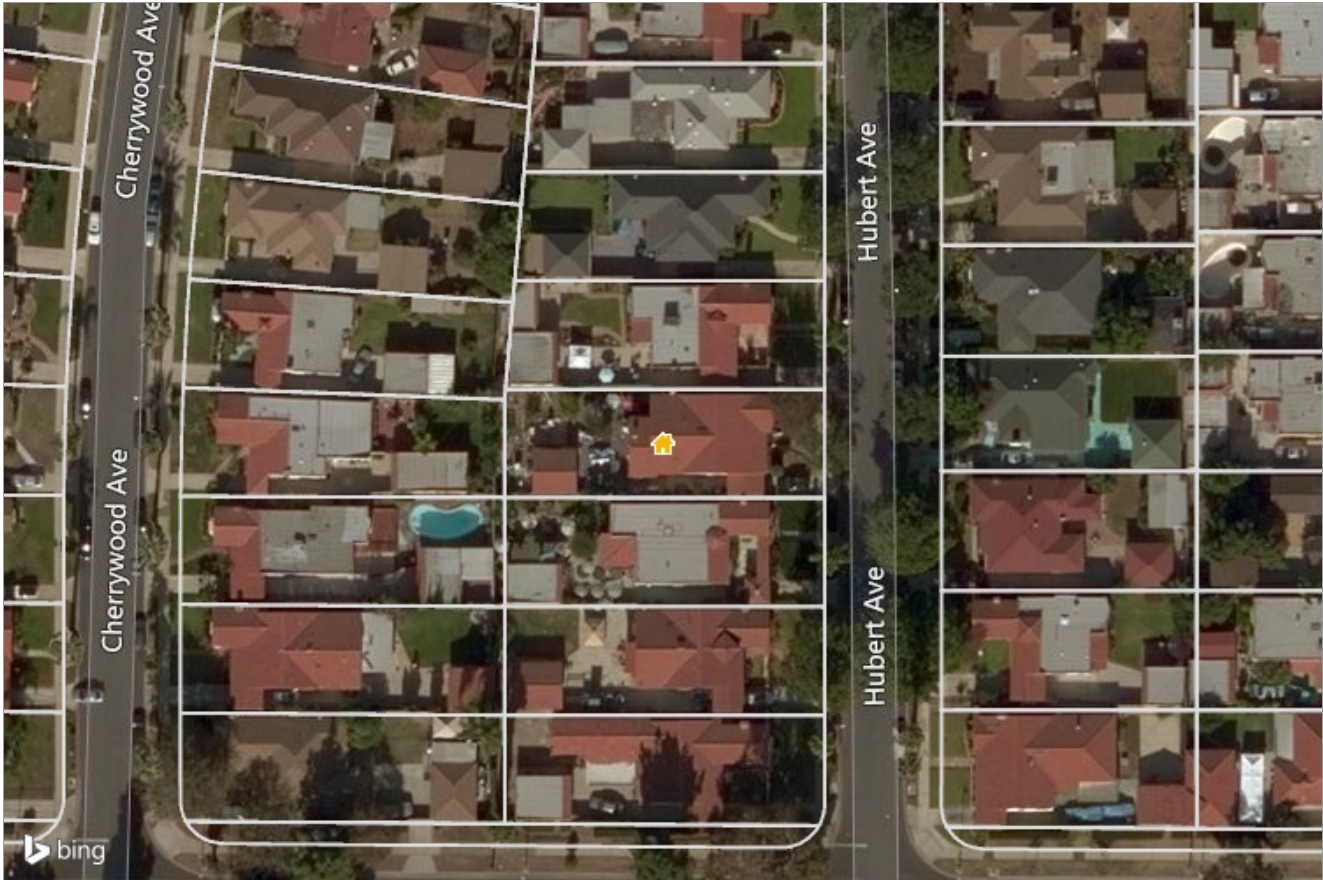
EXHIBIT 43-I(2)

Market Analysis for Subject Property
(2) Prepared by Realtors Property Resource on December 4, 2015



SELLER'S REPORT

4011 Hubert Ave, Los Angeles, CA 90008



Presented by

Tyler Barker

California Real Estate License: 01831625

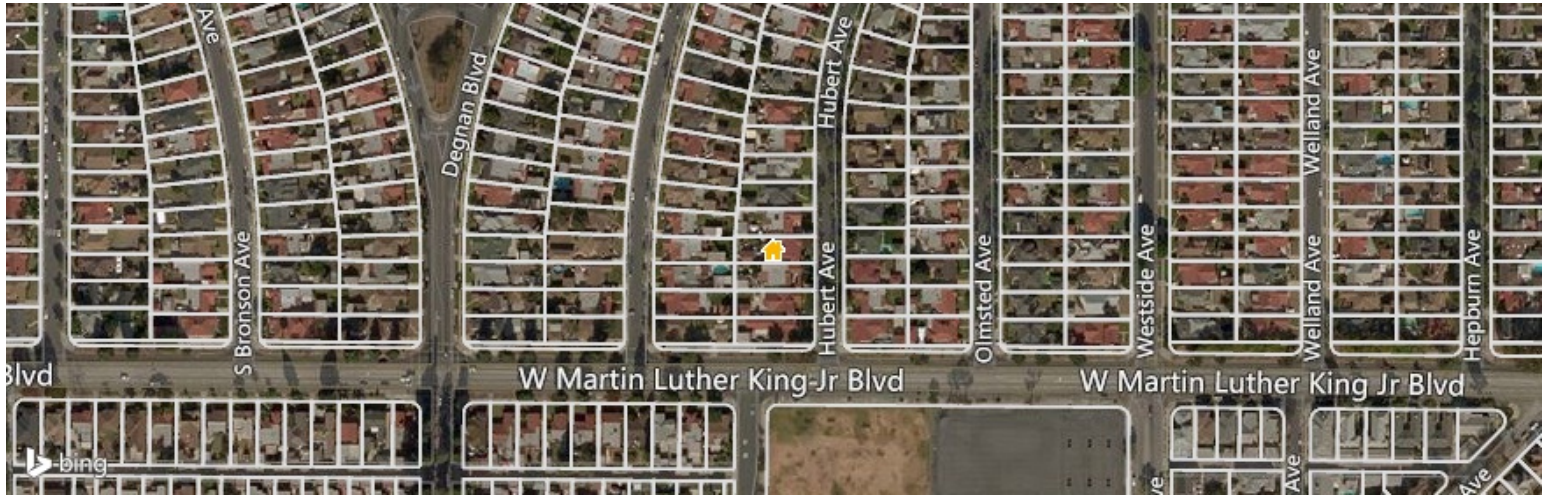


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Realty One Group
5119 Lone Tree Way
Antioch, CA 94531

4011 Hubert Ave, Los Angeles, CA 90008



Legend: 🏠 Subject Property

OFF MARKET

• Public Record

Current Estimated Value

\$563,780

Last RVM® Update: 11/8/2015

RVM® Est. Range: \$496,127 – \$631,433

RVM® Confidence: ★★☆☆☆

Your Comp Analysis

\$597,191

Last Edited: 12/4/2015

\$293 Price per Sq. Ft.

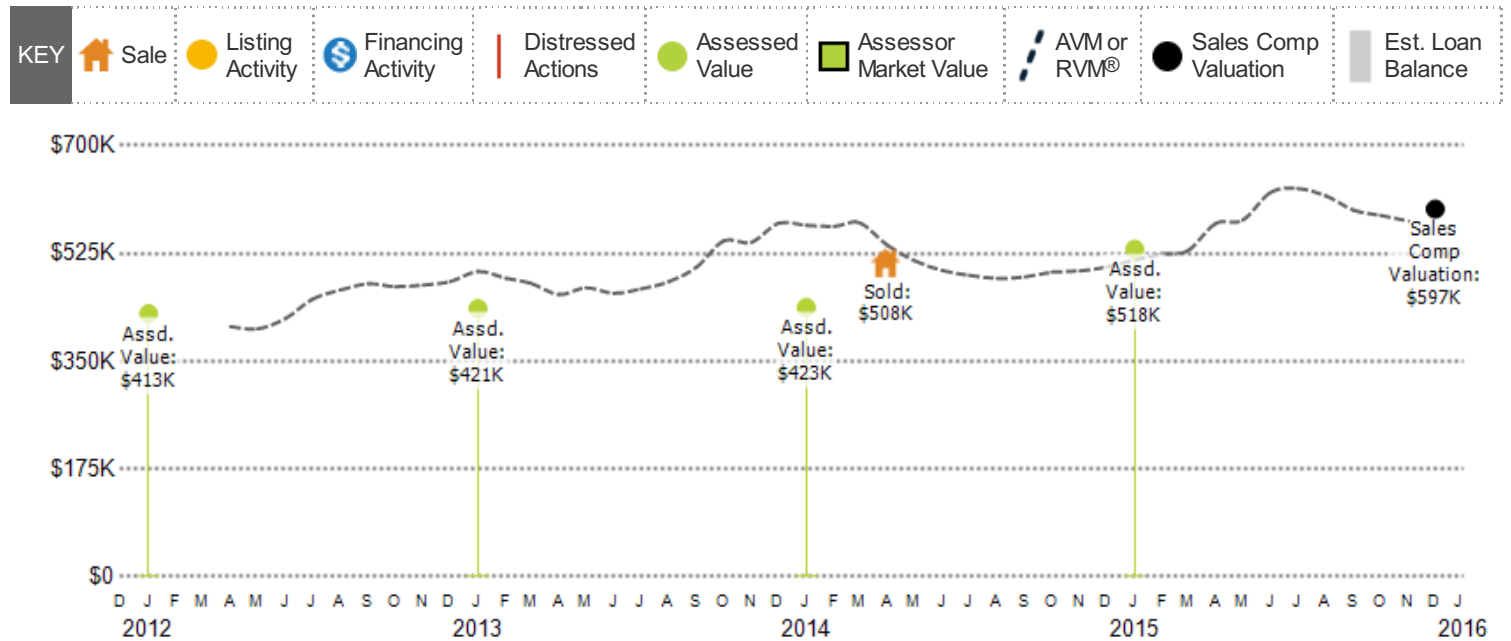
Your Comp Analysis Range

\$440,116 – \$697,556

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Sales and Financing Activity

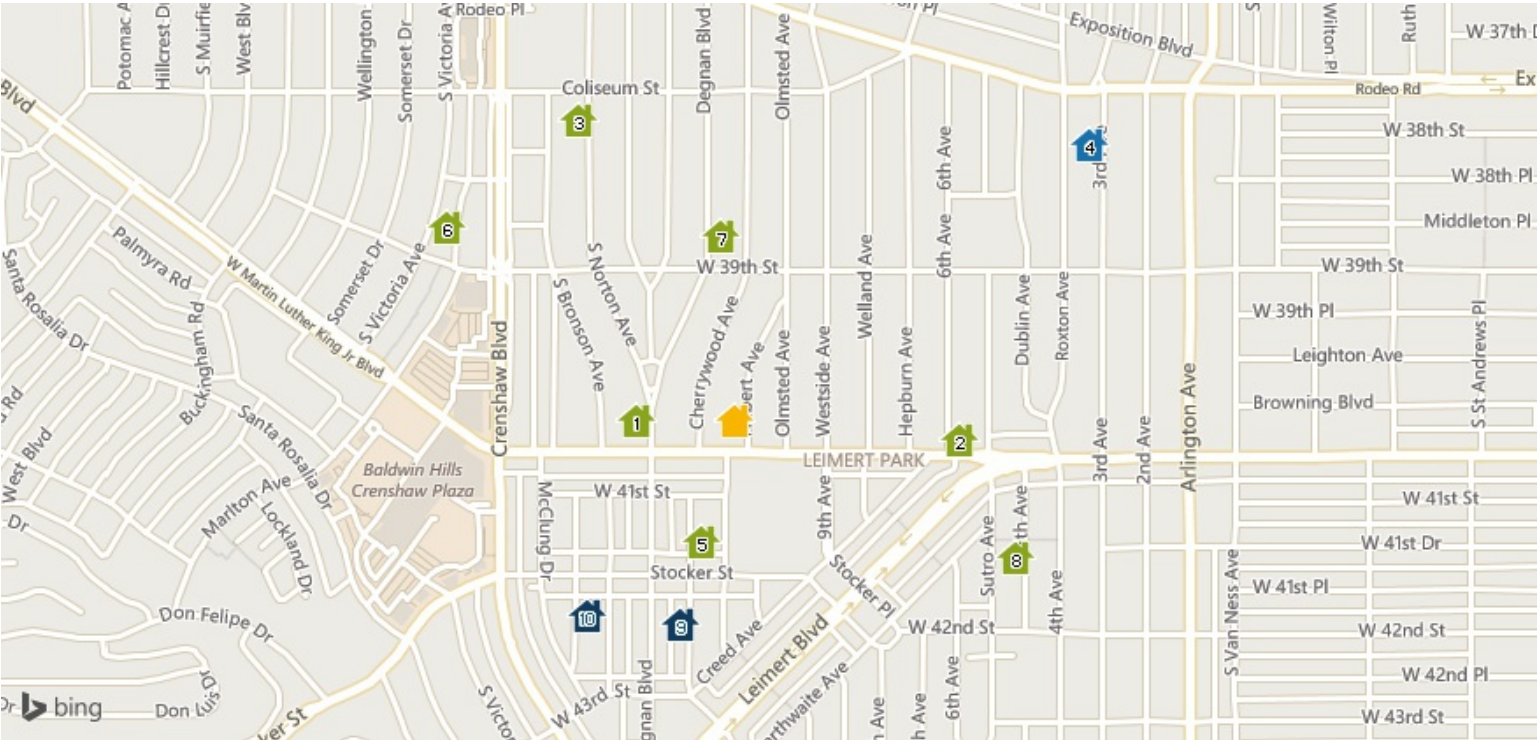
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources











Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Comps Map



LEGEND:
  Subject Property
  Pending
  Listing
  Expired Listing
  Distressed
  Recent Sale

Comps Selected by Agent

					
Address	4011 Hubert Ave Los Angeles, CA 90008	4009 Degnan Blvd Los Angeles, CA 90008	4026 6th Ave Los Angeles, CA 90008	3777 S Norton Ave Los Angeles, CA 90018	3829 3rd Avenue Los Angeles, CA 90008
Status	 Subject Property	 Recently Sold	 Recently Sold	 Recently Sold	 For Sale
Amount	—	\$520,000 Sold Price	\$513,000 Sold Price	\$536,000 Sold Price	\$574,900 List Amount
Recording Date	11/23/2011	6/24/2015	8/7/2015	8/27/2015	—
Days in RPR	—	—	—	61	23
Price Per Sq. Ft.	\$277	\$294	\$216	\$309	\$319
Bedrooms	3	3	3	3	3
Total Baths	2	2	2	2	2
Partial Baths	—	—	—	—	—
Total Rooms	—	—	—	—	—
Living Area	2,035	1,768	2,372	1,732	1,800
Lot Size	7,381 sq ft	7,102 sq ft	6,170 sq ft	5,951 sq ft	5,200 sq ft
Year Built	1939	1937	1933	1956	1923
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family Residence	Single Family Residence
MLS ID	—	—	—	SB15139921	OC15244639
Listing Broker	—	—	—	Courtesy of ALTA PROPERTIES	Listing Courtesy of EVERGREEN REALTY & ASSOCIATES
Description				Spacious house in leimert park on desirable street located walking distance to the expo line and the future metro station. This floor plan has 3 bedrooms, 1 + 3/4 baths, living room with fireplace, formal dining room, updated kitchen with custom cabinets, dining area in kitchen, a den with a closet (could be 4th bedroom). There is an enclosed patio off the living room, a service porch, direct access to a double garage, and laundry hook-ups in garage. Alarm system, central heating, fresh interior paint, partial copper plumbing. Possible hardwood floors under the carpet. Bathrooms are original, but in good condition. Low maintenance back yard. Bring your buyers and investors. Property being...	This 3 bedroom, 2 bathroom home has been recently updated. The open and airy floorplan allows a substantial amount of natural sunlight. The large kitchen features new cabinetry, granite counter tops and designer glass tile backsplash. The spacious master bedroom has a walk-in closet with clothing organizer, direct access french doors leading to the back yard. The master bathroom has been updated with dual vanity sinks, jet spa tub and a stand alone private shower. The back yard offers a raised patio for entertaining and overlooks the remaining yard. This home is centrally located to the super-trendy leimert park section of los angeles as well as usc. This home is a must see.

Highlighted fields were changed by agent to reflect knowledge of this property.






Seller's Report

Comps Selected by Agent

Address	4011 Hubert Ave Los Angeles, CA 90008	4130 Edgehill Dr Los Angeles, CA 90008	3860 S Victoria Ave View Park, CA 90008	3872 Degnan Blvd Los Angeles, CA 90008	4161 5th Ave Los Angeles, CA 90008
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$495,000 Sold Price	\$485,000 Sold Price	\$588,000 Sold Price	\$528,000 Sold Price
Recording Date	11/23/2011	8/24/2015	9/17/2015	8/14/2015	6/26/2015
Days in RPR	—	—	—	—	—
Price Per Sq. Ft.	\$277	\$228	\$288	\$339	\$290
Bedrooms	3	3	4	3	3
Total Baths	2	4	2	2	2
Partial Baths	—	—	—	—	—
Total Rooms	—	—	—	—	—
Living Area	2,035	2,172	1,684	1,732	1,821
Lot Size	7,381 sq ft	5,664 sq ft	7,316 sq ft	5,950 sq ft	3,951 sq ft
Year Built	1939	1929	1941	1941	1928
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family	Single Family	Single Family
MLS ID	—	—	—	—	—
Listing Broker	—	—	—	—	—
Description					

Highlighted fields were changed by agent to reflect knowledge of this property.

Comps Selected by Agent

				
Address	4011 Hubert Ave Los Angeles, CA 90008	4231 Edgehill Dr Leimert Park, CA 90008	4226 S Bronson Ave Los Angeles, CA 90008	
Status	 Subject Property	 Pending	 Pending	
Amount	—	\$649,777 List Amount	\$629,000 List Amount	
Recording Date	11/23/2011	—	—	
Days in RPR	—	56	49	
Price Per Sq. Ft.	\$277	\$307	\$343	
Bedrooms	3	3	3	
Total Baths	2	2	2	
Partial Baths	—	—	—	
Total Rooms	—	—	—	
Living Area	2,035	2,115	1,835	
Lot Size	7,381 sq ft	4,620 sq ft	4,794 sq ft	
Year Built	1939	1929	1933	
Living Area Range (low)	—	—	—	
Living Area Range (high)	—	—	—	
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	
Property Subtype	Single Family	Single Family Residence	Single Family Residence	
MLS ID	—	DW15222733	DW15226840	
Listing Broker	—	Listing Courtesy of UNITED BROKERS REALTY	Listing Courtesy of CENTURY 21 A BETTER SERVICE	
Description		Great house , street , and neighborhood!!!! house was custom built in the roaring 20's !!! this beauty has many custom features with some upgrades worth \$75,000 like, new energy efficient windows, new kitchen cabinets , counter tops, remodeled bathrooms,(one with safety tub worth \$ 4,000) and also amenities!!! old hollywood celebrity/movie-star style house with street-line trees! walking distance to the baldwin hills mall with many high end shops and movie theaters! i cannot fit on this page what many things this beautiful house has to offer, you must come and see it before it sells!!!	This custom, elegant spanish style home is located in highly desirable and upcoming leimert park. Its desirable to the baldwin hills mall, restaurants, art galleries, usc and soon to be home to a close subway stop and other new developments. This home features three (3) bedrooms, two (2) bathrooms, living room with a stunning fireplace, family room, laundry room with lots of storage space and a dining room. Master bedroom has access to the backyard and a private vanity areal property has recessed lighting, but also several windows and skylight window in the hallway to give natural lighting to the inside. Did i mention this home includes central air, and central heating! property has a large...	

Highlighted fields were changed by agent to reflect knowledge of this property.



RPR
PROPERTY
RESOURCE

PROPERTY
RESOURCE

Seller's Report

	User Selected Comps	Pending Sales	Sold	Distressed
Total Number of Properties	10	8	8	8
Lowest Listing Price/Est. Value	\$485,000	\$379,000	\$320,000	\$420,050
Median Listing Price/Est. Value	\$532,000	\$639,388	\$598,500	\$602,230
Highest Listing Price/Est. Value	\$649,777	\$900,000	\$689,000	\$658,000
Median Living Area	1,810	1,839	1,710	1,858
Median Price per sq.ft.	\$301	\$394	\$342	\$326
Median Days in RPR	—	58	109	—
Median Age	82	75	67	82





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PROPERTY
RESOURCE

Seller's Report

SALE PENDING

Pending



Address	4011 Hubert Ave Los Angeles, CA 90008	4231 Edgehill Dr Leimert Park, CA 90008	4226 S Bronson Ave Los Angeles, CA 90008	4154 Sutro Ave Los Angeles, CA 90008	4647 Presidio Dr View Park, CA 90008
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	—	\$649,777 List Amount	\$629,000 List Amount	\$599,000 List Amount	\$799,000 List Amount
Offer Amount	—	—	—	—	—
Listing Date	—	10/9/2015	10/16/2015	10/1/2015	10/7/2015
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	56	49	64	58
Price Per Sq. Ft.	\$277	\$307	\$343	\$410	\$482
Bedrooms	3	3	3	3	3
Total Baths	2	2	2	2	2
Partial Baths	—	—	—	1	1
Total Rooms	—	—	—	—	—
Living Area	2,035	2,115	1,835	1,460	1,659
Lot Size	7,381 sq ft	4,620 sq ft	4,794 sq ft	4,345 sq ft	0.33 acres
Year Built	1939	1929	1933	1931	1947
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	—	DW15222733	DW15226840	OC15216611	OC15220159
Listing Broker	—	Listing Courtesy of UNITED BROKERS REALTY	Listing Courtesy of CENTURY 21 A BETTER SERVICE	Listing Courtesy of BROOKE REALTY	Listing Courtesy of BROOKE REALTY
Description	<p>Highlighted fields were changed by agent to reflect knowledge of this property.</p>	Great house , street , and neighborhood!!! house was custom built in the roaring 20's !!! this beauty has many custom features with some upgrades worth \$75,000 like, new energy efficient windows, new kitchen cabinets , counter tops, remodeled bathrooms.(one with safety tub worth \$ 4,000) and also amenities!!! old hollywood celebrity/movie-star style house with street-line trees! walking distance to the baldwin hills mall with many high end shops and movie theaters! i cannot fit on this page what many things this beautiful house has to offer, you must come and see it before it sells!!!	This custom, elegant spanish style home is located in highly desirable and upcoming leimert park. Its desirable to the baldwin hills mall, restaurants, art galleries, usc and soon to be home to a close subway stop and other new developments. This home features three (3) bedrooms, two (2) bathrooms, living room with a stunning fireplace, family room, laundry room with lots of storage space and a dining room. Master bedroom has access to the backyard and a private vanity area! property has recessed lighting, but also several windows and skylight window in the hallway to give natural lighting to the inside. Did i mention this home includes central air, and central heating! property has a large...	Artistic elegance and flawless design tucked away on a quiet street in the heart of leimert park ~ the historic architectural detail in this beautifully restored spanish bungalow flows into each room and every nook with a seamless blend of current amenities including new vinyl windows, upgraded electrical panel, upgraded plumbing and new hvac. The kitchen has undergone a transformation with fully customized cabinetry, stylish quartz countertops and brand new stainless steel appliances. Don't miss out on this old world charmer ~ your new home awaits	Artistic elegance and flawless design in the hills of view park ~ highly upgraded yet still maintaining its original charm and historic details. The home has undergone a complete transformation, incorporating a seamless blend of current amenities, including new vinyl windows, upgraded electrical panel, upgraded plumbing and new hvac. The kitchen has also been tastefully upgraded with fully customized cabinetry, stylish quartz countertops and brand new stainless steel appliances. The oversized and private backyard also has its own basketball court! don't miss out on this gorgeous charmer ~ your new home awaits ~



**RPR**PROPERTY
RESOURCE**Seller's Report**

12-12020-mg Doc 9579-81 Filed 02/02/16 Entered 02/02/16 16:18:14 Exhibit

49 (2) Market Analysis-2 (Prepared by Realtors Property Resource on Dec Pg 12 of 15

4011 Hubert Ave, Los Angeles, CA 90008

SALE PENDING

Pending

Photo not available



Address	4011 Hubert Ave Los Angeles, CA 90008	3865 S Orange Dr Los Angeles, CA 90008	4533 Don Felipe Dr Los Angeles, CA 90008	4230 Arlington Ave Los Angeles, CA 90008	5391 Stillwater Dr Los Angeles, CA 90008
Status	Subject Property	Pending	Pending	Pending	Pending
Amount	—	\$625,000 List Amount	\$900,000 List Amount	\$379,000 List Amount	\$849,999 List Amount
Offer Amount	—	—	—	—	—
Listing Date	—	6/14/2015	11/26/2014	10/19/2015	10/6/2015
List/Offer Ratio	—	—	—	—	—
Days in RPR	—	173	373	46	59
Price Per Sq. Ft.	\$277	\$303	\$425	\$377	\$461
Bedrooms	3	4	4	2	4
Total Baths	2	2	3	1	3
Partial Baths	—	—	1	—	—
Total Rooms	—	—	—	—	—
Living Area	2,035	2,062	2,117	1,006	1,844
Lot Size	7,381 sq ft	8,135 sq ft	5,377 sq ft	6,105 sq ft	0.32 acres
Year Built	1939	1947	1956	1915	1953
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	—	IN15128775	PW14249381	DW15228735	RS15219421
Listing Broker	—	Listing Courtesy of BLUE RIBBON REALTY	Listing Courtesy of POLLY WATTS, BROKER	Listing Courtesy of INTERO REAL ESTATE SERVICES	Listing Courtesy of CITHOUSING REAL ESTATE
Description	<p>Situated on one of the most desirable streets in Baldwin Hills, this is the perfect home for anyone who loves to entertain. This 4 bedroom 2.5 bath home has gone through a very modern and luxurious makeover. Flowing floor plan features an expansive gourmet kitchen that opens up a great room and flows right out to your sparkling pool. This home screams elegance! stunning hardwood floors and the highest quality finishes available. The luxurious master suite has his and hers closets, private bathroom and a custom shower with dual shower heads. You won't find another house in this area with this much design! this is a must see home in a prime location in the heart of Los Angeles.</p> <p>Time to make memories for yourself! this classic home is waiting for the right buyer to call it's own. Imagine yourself having birthday parties, social get togethers, holidays and much more in your own home. This home features a large front room with a dining room area. Two nice sized bedrooms and one bathroom. Large backyard with a carport plenty of room to expand in the future. Don't miss out on your opportunity to be the proud homeowner you know you are meant to be!</p> <p>A private retreat from the hustle and bustle of city with the convenience of an in-town location! this contemporary one-story post and beam construction home is situated at the end of a cul-de-sac in Baldwin Vista. The 14,000sf lot provides comfortable spacing from the neighbors: minimizing neighbor noise and visibility. The original owner of this custom home was a UCLA professor of architecture who designed the home to provide natural light during the day and natural cooling. The floor to ceiling windows provide panoramic views from the San Bernardino mountains to the east, to the Hollywood Hills and the Griffith Observatory to the north, and to century city to the west—3 of the 4 bedroom...</p>				

Highlighted fields were changed by agent to reflect knowledge of this property.



RECENTLY SOLD

Recently Sold



Address	4011 Hubert Ave Los Angeles, CA 90008	3806 Buckingham Rd Los Angeles, CA 90008	3821 Westside Ave Los Angeles, CA 90008	4020 Olmsted Ave Los Angeles, CA 90008	3857 S Cloverdale Ave Los Angeles, CA 90008
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$580,000 Sold Price	\$615,000 Sold Price	\$624,000 Sold Price	\$580,000 Sold Price
List Price	—	\$600,000	\$590,000	\$629,000	\$525,000
Recording Date	11/23/2011	10/20/2015	10/31/2015	11/18/2015	11/17/2015
List/Sold Ratio	—	97%	104%	99%	110%
Days in RPR	—	63	44	78	165
Price Per Sq. Ft.	\$277	\$295	\$371	\$354	\$272
Bedrooms	3	3	3	3	3
Total Baths	2	2	2	3	2
Partial Baths	—	—	—	1	1
Total Rooms	—	—	—	—	—
Living Area	2,035	1,969	1,656	1,765	2,136
Lot Size	7,381 sq ft	6,228 sq ft	6,276 sq ft	6,003 sq ft	9,513 sq ft
Year Built	1939	1951	1940	1941	1947
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	—	SW15186248	MB15206341	DW15194114	PW15122504
Listing Broker	—	Courtesy of GREAT AMERICAN R.E. SERVICES	Courtesy of REALNET GROUP, INC.	Courtesy of KELLER WILLIAMS PACIFIC ESTATE	Courtesy of REALTY ONE GROUP, INC
Description	Highlighted fields were changed by agent to reflect knowledge of this property.	Wonderfully kept home in a quiet neighborhood. It features custom interior paint, exquisite hardwood flooring throughout and crown molding. Huge family room that's perfect for large gatherings. This home shows pride of ownership and your clients will love it!	Move in to an area that is been centralized by expanding new metro to lax., close to all freeways, new stores & restaurants. Exciting changes in leimert park. Spacious traditional 3 bdr. 2 bdr. Entry, hallway, living room with fireplace, large separate dining room, 3 bdr all hardwood floors. Kitchen & bathroom well maintained original tile. New ceramic tile flooring in kitchen & service area. With the right arrangement large dining room can also be combined as family room has sliding glass doors that leads to back yard with large good fruit bearing avocado tree. Safe access to house electronic gate with remote control to garage which has an attached storage room.	This beautiful newly upgraded home is located in the heart of leimert park. It has 3 spacious bedrooms with 2.5 baths perfect for a large family. Master bedroom includes a stand up luxury glass shower with tile floors. Down the hallway from the master bedroom you will find a modern restroom with a glass stand up shower and a jacuzzi tub for some relaxing baths. Gourmet kitchen with new custom built in cabinets, granite countertops with backsplash/accent lighting, tile floors, wall mounted range hood, stainless steel appliances with a breakfast nook area. Living and dining formal rooms with crown molding, recessed lighting and hardwood floors throughout including a large brick fireplace with...	Priced well below market value, this major fixer upper is waiting for you. This property features 3 bedroom 1 and 3/4 bath rooms on a large lot. The property has not been well maintained and it requires a lot of work.



RECENTLY SOLD

Recently Sold



Address	4011 Hubert Ave Los Angeles, CA 90008	4617 Presidio Dr View Park, CA 90008	4433 Don Miguel Dr Los Angeles, CA 90008	3635 Homeland Dr View Park, CA 90008	3880 S Victoria Ave View Park, CA 90008
Status	Subject Property	Recently Sold	Recently Sold	Recently Sold	Recently Sold
Amount	—	\$662,000 Sold Price	\$685,000 Sold Price	\$480,000 Sold Price	\$585,000 Sold Price
List Price	—	\$675,000	\$689,000	\$320,000	\$597,000
Recording Date	11/23/2011	10/2/2015	11/17/2015	10/19/2015	10/14/2015
List/Sold Ratio	—	98%	99%	150%	98%
Days in RPR	—	53	71	531	59
Price Per Sq. Ft.	\$277	\$401	\$435	\$335	\$321
Bedrooms	3	3	3	3	2
Total Baths	2	2	2	1	2
Partial Baths	—	—	1	—	1
Total Rooms	—	—	—	—	—
Living Area	2,035	1,649	1,574	1,432	1,821
Lot Size	7,381 sq ft	0.23 acres	0.28 acres	6,459 sq ft	7,465 sq ft
Year Built	1939	1948	1955	1949	1948
Living Area Range (low)	—	—	—	—	—
Living Area Range (high)	—	—	—	—	—
Property Type	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family Residence	Single Family Residence	Single Family Residence	Single Family Residence
MLS ID	—	SB15176386	DW15199630	OC14095576	WS15181042
Listing Broker	—	Courtesy of IMPERIAL 7 REALTY	Courtesy of THE REALESTATE GROUP	Courtesy of REALTY ONE GROUP INC	Courtesy of DON & JOHNSON REALTY
Description		It feature hardwood floors in living room,dining room and one bedroom.with fire place in living room	Beautiful 3br, 2ba home in desirable baldwin hills area. Hardwood floors, vaulted ceilings that are also finished in polished wood, open floor plan with a large dining area and living room with fireplace that has built-in cabinets on both sides. Wood sliding doors open to low maintenance backyard that has been recently renovated with several thousand dollars of concrete work including a reinforced retaining wall. Kitchen is a chefs delight with an abundance of cabinets and breakfast bar. Door from kitchen accesses an attic over the double garage that is huge and perfect for an office, playroom or just storage. Spacious bedrooms feature the same beautiful vaulted wood ceilings and the...	Vintage home with in-ground pool and room for outdoor entertaining. A traditional 3 bedroom, 1 bath home with fireplace and a balcony with views overlooking downtown la. Home has an unpermitted addition with incomplete construction, exposed wires, incomplete plumbing and electrical, missing flooring, door jams, doors, outlet covers, cabinets, counters and more. Seller began structural repairs to exterior, but repairs are incomplete. Windows, exterior paint, stucco and additional repairs need to be completed. Pool is dated and needs to be repaired, pool equipment not in working condition. Property sold in as-is condition and will not qualify for financing, sorry cash offers only. Over...	Nice home in view park area. Needs to be updated but in good clean condition. Buyer to verify assessors information. There are two bedrooms and a den. The den has a closet so it could be considered a 3rd bedroom.

Highlighted fields were changed by agent to reflect knowledge of this property.

